



Connells

Squires Grove
Willenhall



Property Description

Connells Wolverhampton bring to the market this CHAIN FREE well presented two bedroom ground floor apartment close to popular transport access links. Internally the property is in good conditions and should be viewed in order to appreciate.

The property comprises of entrance hall, lounge, modern fitted kitchen, two bedrooms, en-suite shower room and bathroom. Eternally there are communal grounds and allocated parking.

The Location & Area

Situated in a pleasant residential area which offers fantastic commuting access to the M6 and M54 motorways. Shopping can be found within close proximity as well as sought after schools, doctors, dentists and public houses and eateries.

Communal Entrance Hall

Wooden door to side. access to all floor, intercom access.

Entrance Hall

Door to front, doors to various rooms.

Lounge

14' 10" x 12' 9" (4.52m x 3.89m)
French doors to rear, central heating radiator, door to entrance hall.

Kitchen

11' 3" x 6' 6" (3.43m x 1.98m)
Double glazed window to front, a range of wall and base units with inset oven, hob and extractor, space for fridge freezer, space for washing machine, door to entrance hall.

Bedroom One

8' 6" x 11' 10" (2.59m x 3.61m)

Double glazed window to rear, central heating radiator, door to entrance hall, door to en-suite.

En-Suite Shower Room

Shower cubicle with mixer shower, low flush toilet, pedestal sink, extractor fan, door to Bedroom one.

Bedroom Two

11' 3" x 9' 10" (3.43m x 3.00m)

Double glazed window to front, central heating radiator, door to entrance hall.

Bathroom

Panelled bath, pedestal sink, low flush toilet, central heating radiator, door to entrance hall.

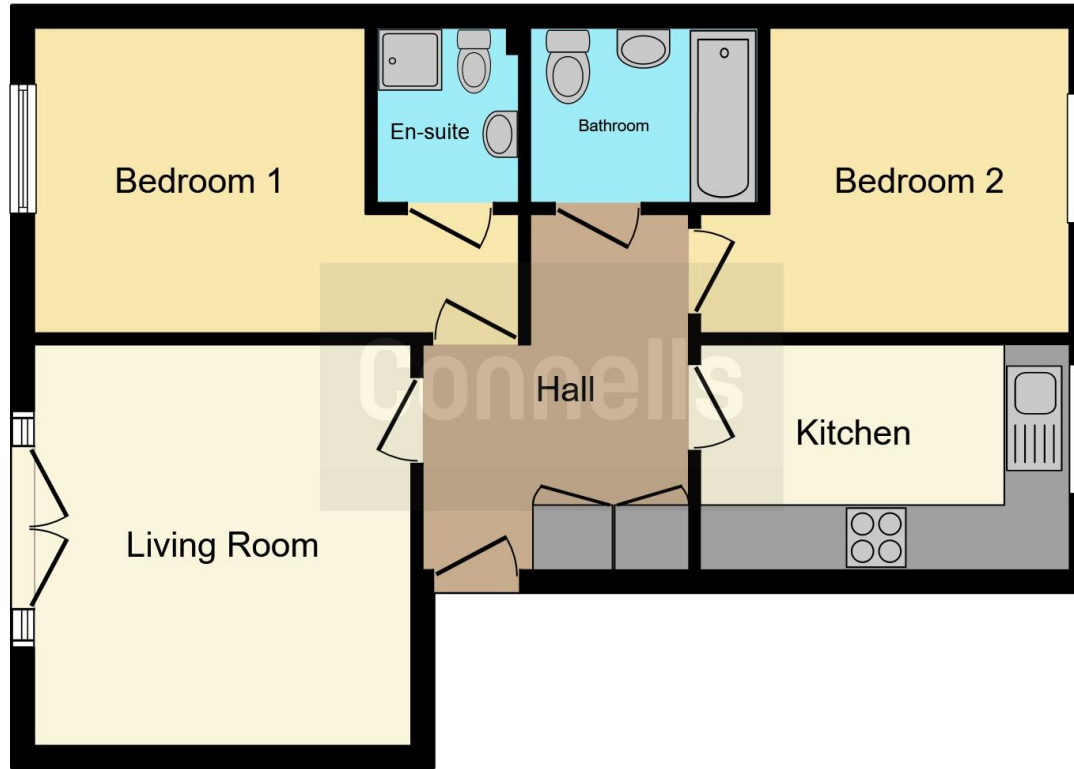
Outside

Allocated parking space and communal grounds.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH330653

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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